



Quarry Ridge

**HOME DEPOT
OPENING
SUMMER 2026!**

Ben Volorney

Principal

+1 780 909 5810

ben.volorney@avisonyoung.com

Emma Anderson

Associate, Brokerage Services

+1 587 416 3022

emma.anderson@avisonyoung.com



Quarry Ridge is the **first stop for vehicular traffic** entering Fort McMurray from the south (Edmonton) and from the Fort McMurray International Airport (YMM).



New high-exposure retail development is exceptionally well-positioned on the south-west corner of Hwy #63 & MacKenzie Boulevard with **21,419 VPD (2025)**.



Fort McMurray has a **young, resilient, high-income** population which is largely fuelled by the northern Alberta oil & gas energy sector.



Quarry Ridge features a modern building design, with flexible bay sizes for various QSR, service retail, and professional uses.



Join a strong mix of national retailers including Home Depot, Tim Horton's, 7-11, and Petro Canada.

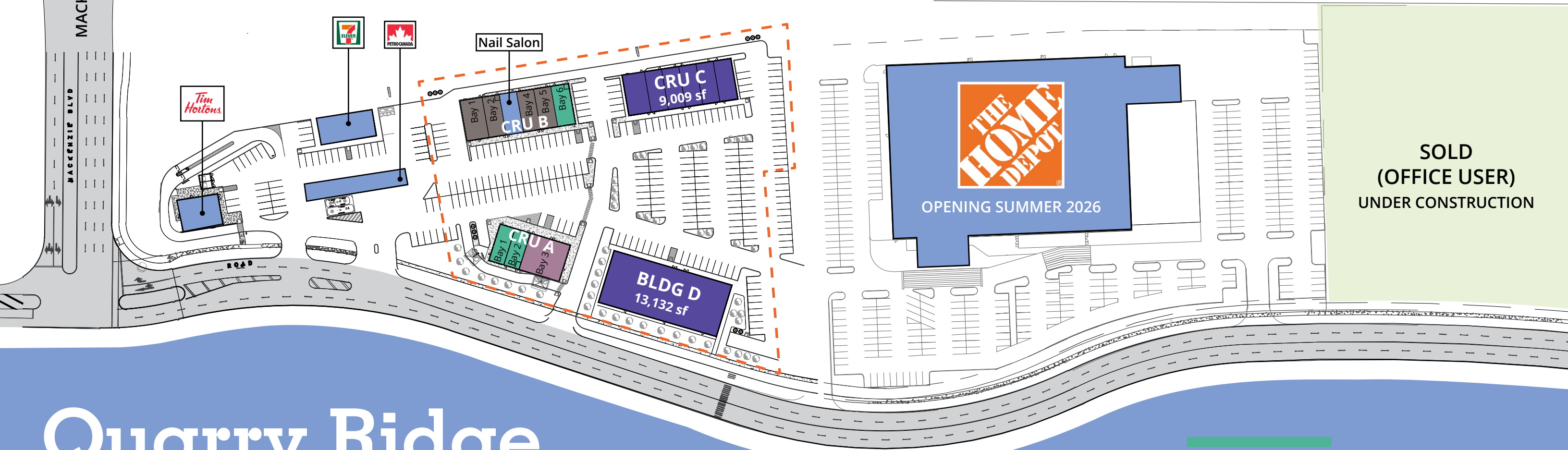
MACKENZIE BLVD

HIGHWAY 63

To Edmonton →

Available Pre-leasing Pending In Discussions Leased

N Site plan subject to change



Quarry Ridge

CRU A



CRU B



Address: 300 Quarry Road Drive, Fort McMurray, AB

Availability: Starting at 1,300 sf

Parking: Ample Surface Parking

Timing: CRU A/B - Summer/Fall 2026 POSSESSION

Asking Rate: Market

Op. Costs: \$17.00 psf (est. 2026)

Zoning: Gateway District



Availabilities:

CRU A

Bay 1: 1,318 sf
Bay 2: 1,331 sf
Bay 3: 2,497 sf*

CRU B

Bay 1: Pending
Bay 2: Pending
Bay 3: Nail Salon
Bay 4: Pending
Bay 5: Pending
Bay 6: 1,323 sf

*demisable



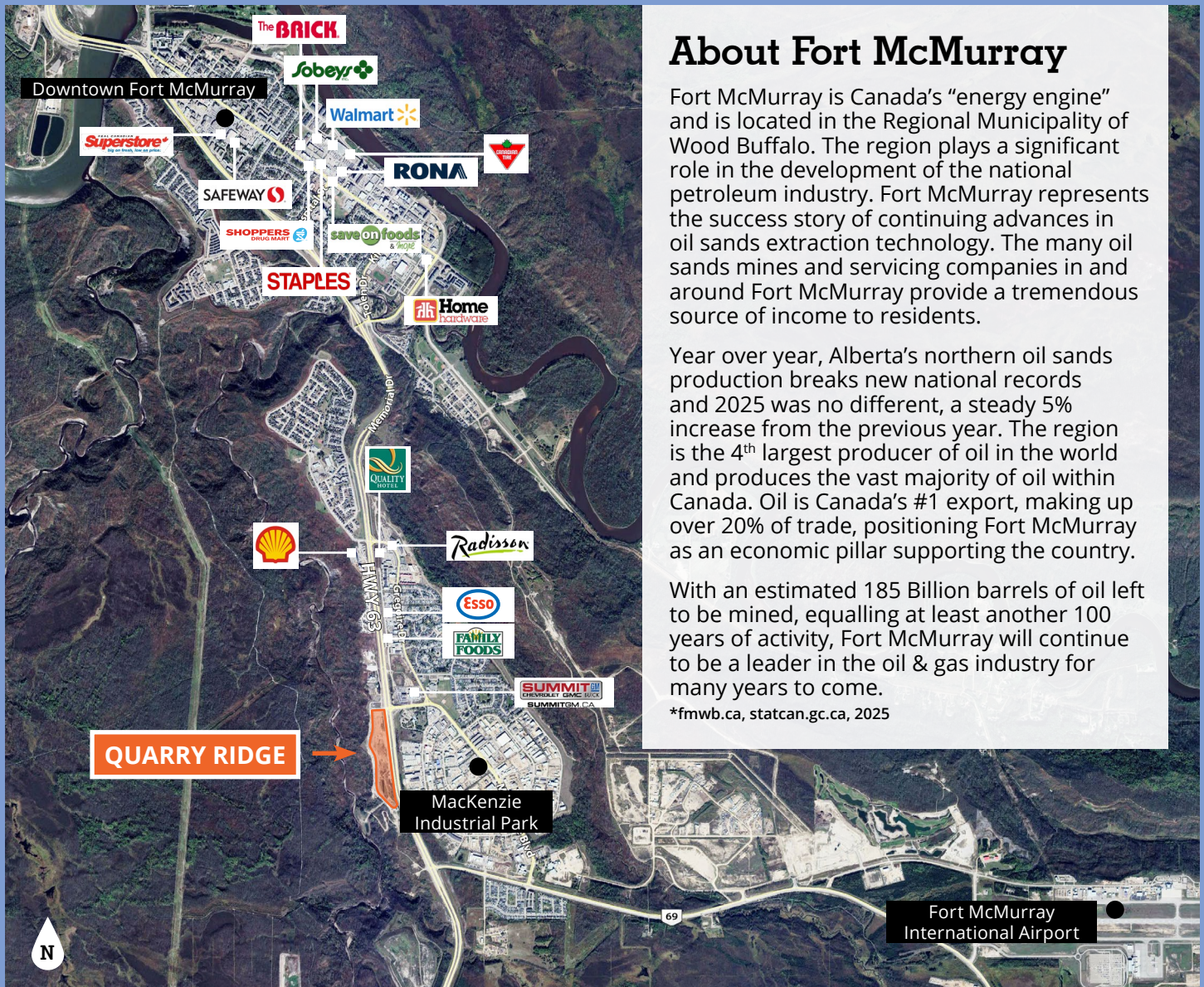
Construction Update – June 2026

Quarry Ridge



For Lease

Highway 63 & MacKenzie Blvd, Fort McMurray, AB



About Fort McMurray

Fort McMurray is Canada's "energy engine" and is located in the Regional Municipality of Wood Buffalo. The region plays a significant role in the development of the national petroleum industry. Fort McMurray represents the success story of continuing advances in oil sands extraction technology. The many oil sands mines and servicing companies in and around Fort McMurray provide a tremendous source of income to residents.

Year over year, Alberta's northern oil sands production breaks new national records and 2025 was no different, a steady 5% increase from the previous year. The region is the 4th largest producer of oil in the world and produces the vast majority of oil within Canada. Oil is Canada's #1 export, making up over 20% of trade, positioning Fort McMurray as an economic pillar supporting the country.

With an estimated 185 Billion barrels of oil left to be mined, equalling at least another 100 years of activity, Fort McMurray will continue to be a leader in the oil & gas industry for many years to come.

*fmwb.ca, statcan.gc.ca, 2025

FORT MCMURRAY DEMOGRAPHICS *Sitewise & Government of Alberta, 2025



35.6

Median Age



\$228,866

Average Household Income



77,585

Population

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